

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 21, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-31749 - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: LIVEWORK, LLC; FC VEGAS 20, LLC; AND FC VEGAS 39, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the full-size site plan, date stamped 11/19/08, and the landscape plan, floor plans and building elevations, date stamped 11/04/08, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow less than 70% of the building to be located directly at the frontage lines of the property in accordance with the submitted site plan.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to omit the required streetscape treatment adjacent to the plaza area on the Clark Avenue frontage of the property in accordance with the submitted landscape plan.
5. A screen fence shall be provided between the surface parking lot and the pedestrian sidewalk along the Lewis Avenue frontage of the property in accordance with the requirements of the Downtown Centennial Plan.
6. The development shall obtain LEED-Silver level minimum certification in accordance with the USGBC program prior to the issuance of a Certificate of Occupancy, as stipulated by Resolution R-81-2006, adopted by City Council on 18 October 2006.
7. Additional parking facilities, to be reviewed and approved by the City of Las Vegas by means of a Site Development Plan Review application, shall be provided for the proposed development prior to the issuance of a Certificate of Occupancy.

8. Any ramps or stairs necessary to address differences in height between the finished grade of the public sidewalk and finished floor elevation of the building shall be accommodated on site and shall not encroach into the public right-of-way. A single stair and or ramp on the First Street side may be considered by Planning and Development and Public Works if there is a physical impediment fully complying with this requirement.
9. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with the Downtown Centennial Plan. The entire 10-foot width of the sidewalk shall not exceed a 2% slope. The sidewalk shall include a decorative paving treatment at the intersections, with the exception of the public plaza area at the intersection of Clark Avenue and 1st Street.
10. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 30 feet on center in accordance with the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
11. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 15-20 feet on center in accordance with the Downtown Centennial Plan. Minimum tree size shall be a 36-inch box size.
12. New street light fixtures, benches, and trash receptacles shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the light fixtures and street furniture in the Downtown Centennial Plan area.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall be revised to include shade trees in conformance with the varieties specified in the Downtown Centennial Plan.
14. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
15. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 34% (as defined by the National Institute of Standards and Technology).

16. All mechanical equipment, utility appurtenances, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan and all other applicable regulations. Service areas shall be screened from pedestrian or street view. Above-ground utility appurtenances shall not be located within amenity zones, sidewalk areas or pedestrian easement. Any above ground backflow preventers shall be fully landscaped on all sides.
17. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
19. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of the building shall be shielded and shall be downward-directed.
20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
21. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Petition of Vacation VAC-19235 shall record prior to the issuance of any building permits for this site.
24. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting the Downtown Centennial Plan concurrent with development of this site.
25. Landscape and maintain all unimproved rights-of-way, if any, on Main Street, Lewis Avenue, 1st Street and Clark Avenue adjacent to this site.

26. Submit an Encroachment Agreement for all landscaping and private improvements located in the Main Street, Lewis Avenue, 1st Street and Clark Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
27. Coordinate with the Department of Public Works to determine the appropriate method (e.g. Encroachment Agreement, Grant of Easement, etc.) to accommodate the proposed balcony extension encroaching into the Main Street right-of-way prior to approval of construction drawings. Comply with the recommendations of the Department of Public Works prior to the issuance of any permits for this site.
28. Coordinate with the Collection System Planning section of the Department of Public Works for the connection location to the public sewer system prior to the submittal of any construction drawings.
29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
30. Site development to comply with all applicable conditions of approval for ZON-30369 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 303,085 square-foot office building with Waivers from the Downtown Centennial Plan streetscape requirements, build-to line requirements, and aerial encroachment limitation on 4.2 acres at the northwest corner of South 1st Street and Clark Avenue.

The proposed development is generally found to be consistent with all development standards. Additional parking facilities will need to be provided for the development; the City of Las Vegas is pursuing the development of a parking structure on the west side of Main Street in order to satisfy the parking demand. Minor issues of compliance with development standards can be satisfied through adherence to the proposed conditions of approval; consequently, approval of the application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
04/04/07	The City Council approved a Vacation (VAC-19235) of the 20-foot north/south alley located within the subject block. The Planning Commission recommended approval of the request on 8 March 2007.
11/19/08	The City Council approved a Rezoning (ZON-30369) for a portion of the subject property from C-M (Commercial/Industrial) to C-2 (General Commercial). The Planning Commission recommended approval of the request on 23 October 2008.
12/18/08	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #21/ff).
<i>Related Building Permits/Business Licenses</i>	
01/01/51	A Business License (#M08-00142) was issued for a Motel at 415 S. Main Street. The license remains active.
01/01/51	A Business License (#A07-00678) was issued for Apartments at 425 S. Main Street. The license remains active.
01/01/51	A Business License (#A07-00688) was issued for Apartments at 428 S. 1 st Street. The license remains active.
01/01/51	A Business License (#A07-00721) was issued for Apartments at 410 S. 1 st Street. The license remains active.

01/29/96	A Non-Work C of O (#L-1138-96) was issued for the property at 401 S. Main Street. The permit expired 03/03/96.
10/04/99	A Building Permit (#L-4144-99) was issued for a block wall on the property at 415 S. Main Street. The permit was completed on 10/14/99.
05/11/01	A Non-Work C of O (#L-3669-01) was issued for the property at 401 S. Main Street. The permit was completed on 05/14/01.
06/04/03	A Business License (#G02-00631) was issued for a Garage – Minor Auto Repair at 401 S. Main Street. The license was marked out on 11/21/06.
04/23/07	A Business License (#G02-00777) was issued for a Garage – Minor Auto Repair at 422 S. 1 st Street. The license was marked out on 08/02/07.
<i>Pre-Application Meeting</i>	
10/24/08	At the pre-application conference, issues were discussed relative to the streetscape treatment, façade treatment at the ground-floor level, on-street parking, and screening of the utilities and service area. The applicant noted that they would be requesting an aerial encroachment at the seventh floor of the building; they were advised that encroachments are not permitted by the Downtown Centennial Plan, and that approval of a separate encroachment agreement would necessary.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required, nor was one held.

<i>Field Check</i>	
11/26/08	A field check was conducted of the subject properties. The structures at 400 S. 1 st Street and 401 S. Main Street were noted to be vacant, with chain link fencing surrounding both properties to prevent access. The motel at 415 S. Main Street and the apartments at 410-428 S. 1 st Street are occupied and in use. Although a Vacation (VAC-19235) has been approved for the alley on the block, the alleyway is still accessible to traffic, and overhead power lines are still in place.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.71 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multifamily Residential Use, Motel Use	C (Commercial)	C-2 (General Commercial)
North	Service Station Use, Parking Lot Use	C (Commercial)	C-M (Commercial/Industrial); C-2 (General Commercial)

South	Auto Parts Use, Parking Lot Use	C (Commercial)	C-M (Commercial/Industrial); C-2 (General Commercial)
East	Custodial Institution Use, Parking Lot Use	PF (Public Facility)	C-V (Civic)
West	Parking Lot Use, Warehouse Use	C (Commercial)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		N*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	N/A

*The applicant is requesting several Waivers from the Downtown Centennial Plan standards

Redevelopment Plan Area – The subject site is located within the boundaries of the Las Vegas Redevelopment Plan District.

Downtown Centennial Plan (Office Core) – The subject development is located within the Office Core District, which features a concentration of government facilities and professional offices. The proposed use is consistent with the intent of the district; several Waivers have been requested from the development standards.

Downtown Overlay District – The subject site is located within the Downtown Overlay District. The intent of the Downtown Overlay District is to establish special design standards for development within the City's established urban core.

Airport Overlay - The subject site is within the North Las Vegas Airport Overlay (200 feet). The proposed structure will not exceed the height limitation of the A-O (Airport Overlay District).

Live/Work Overlay – The subject site is within the boundaries of the Live/Work Overlay district; however, no such units are proposed as part of this application.

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Downtown Centennial Plan, the following development standards apply to the subject proposal:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	2.71 Acres	Y
Min. Lot Width	100'	300'	Y
Min. Setbacks – Front	70% of the first story façade shall align along the front property line	0% (Clark Ave.) 0% (Lewis Ave.)	N
Min. Setbacks – Corner Side	70% of the first story façade shall align along the front property line	48% (1 st St.) 65% (Main St.)	N
Max. Lot Coverage	Limited only by setback requirements	50%	Y
Max. Building Height	N/A	151'	N/A
Service Areas	Service areas and loading docks shall not be located at frontage lines	Service area located perpendicular to frontage line and screened	Y
Utilities	Utility vaults shall be located underground for all new developments – all power lines shall be located underground from the nearest street access to the project site	Utility vaults located at frontage line – overhead utilities in alley will be removed for new structure, all lines will be underground on site	N
Encroachments	No aerial encroachments are permitted	Aerial encroachment at 7 th Floor	N
Parking Screening	Ornamental screen and landscaping required	Landscaping provided; no screen indicated on plans	N

* Title 19.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and stand parking requirements.

Pursuant to the Downtown Centennial Plan, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	5 Trees	5	Y
Buffer: Min. SF	10 SF/Space	290 SF	710 SF	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five-foot amenity zone and a 10-foot wide sidewalk	10' sidewalks, 5' amenity zone	Y
North-South Streets	Major north-south streets (Main) shall be designed with Deglet-Noor Date Palms or similar type palms as the primary landscape element; min. height of 25 feet and spaced 30' o.c. Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache shade trees may be provided between the palm trees with a minimum height of 15'	27' high Medjool Date Palms spaced @ 30' o.c. interspersed with 36" box Desert Museum Palo Verdes trees	N
East-West Streets	East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache shade trees as the primary element; min. 36" box spaced at 15'-20' o.c.	36" box Desert Museum Palo Verde trees spaced @ 15' o.c.	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	303,085 SF	1/300	990	21	70	4	
TOTAL (including handicap)			1,011		74		N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

Waivers		
Request	Requirement	Staff Recommendation
Aerial Encroachment (balcony) at 7 th Floor of building (approx. 100' to underside of balcony)	Not permitted	Requires approval of an Encroachment Agreement by City Council under a separate application
Streetscape Requirement @ Clark Avenue – only a portion of the streetscape implemented due to the location of the public plaza	Amenity zone and street trees required along entire frontage	Approval
Structure does not conform to 70% build-to line requirement	Building façade at minimum of 70% of each frontage	Approval

ANALYSIS

The proposed 303,085 square-foot structure will include seven levels above ground and one basement level, and will occupy the entire block bounded by Main Street on the west, Lewis Avenue on the north, 1st Street on the east, and Clark Avenue on the south. A plaza flanked by two landscape areas will be located on the south side of the structure facing Clark Avenue, with photovoltaic panels mounted on columns to provide shade for the plaza area. A small surface parking lot and screened loading area will be located on the north side of the building along Lewis Avenue. The principal materials used on the exterior of the building include pre-cast concrete, glass curtainwall, composite panels, and decorative metal elements. The applicant indicates that they will pursue LEED (Leadership in Energy and Environmental Design) certification for the proposed development.

- **Site Plan**

As noted, the proposed building will occupy the entire block, with a plaza area in front and parking/loading areas to the rear. Principal pedestrian access to the building will be from Clark Avenue, through the plaza area at the front of the building. Photovoltaic panels, mounted on decorative columns up to 50 feet in height, will be used to shade the plaza in addition to generating energy for the structure. Pedestrian egress from the structure will be provided from the other three sides of the building, and a small retail space will be provided at the ground level facing 1st Street.

An issue of concern relative to the site plan is the location of the principal loading area at the northeast corner of the site and the area for above-ground utility boxes at the northwest corner of the site. Both of these areas are located directly adjacent to the public sidewalk, which detracts from the pedestrian experience and wastes valuable frontage. While both areas will be completely screened in accordance with Centennial Plan requirements, the blank screen walls do little to enhance pedestrian activity on the street.

A total of 74 parking spaces will be provided on site; 27 spaces will be located in a surface lot abutting Lewis Avenue, and 47 spaces will be provided in the basement-level garage. A total of 1,011 spaces would be required under Title 19 parking requirements, while 910 spaces would typically be provided in the Centennial Plan area. It is the intent of the City of Las Vegas to construct a parking structure on the west side of Main Street to support the proposed development, with the completion of the structure to coincide with the completion of the building. No Site Development Plan Review application for the parking structure has been submitted as of yet; a condition of approval has been added to require the provision of additional parking facilities. Two loading spaces will be provided at the northeast corner of the building, and a separate enclosed garage will be provided for the television station vehicles. A substantial area for bicycle parking will be provided on site between the surface parking lot and the building.

Vehicular access to the parking areas will be provided from Lewis Avenue. As Lewis Avenue is not a through-street, its use as an access point to the development will not significantly impact existing traffic movement. An additional driveway for the loading area is provided on 1st Street as a means for maneuvering delivery trucks; this will also have little impact to traffic patterns as the number of deliveries to the facility will be limited.

- **Waivers**

The applicant has requested the following Waivers from the Downtown Centennial Plan requirements:

1) Aerial Encroachment: The plans depict a 10-foot by 50-foot balcony on the seventh level of the building encroaching into the Main Street right-of-way. The balcony will be approximately 100 feet above the grade of the sidewalk, and will be cantilevered from building. The Downtown Centennial Plan does not allow encroachments into the rights-of-way in order to prevent conflicts with utilities, sidewalks and streetscape, and the movement of vehicles. While the proposed encroachment is limited to a single frontage and does not appear to impact the use of the Main Street right-of-way, the applicant will be required to obtain approval of a separate Encroachment Agreement by City Council.

2) Streetscape – Clark Avenue: The landscape plan omits all required landscaping in front of the plaza area on Clark Avenue; the Centennial Plan requires that streetscape be continuous along all street frontages with the exception of driveway areas. Due to the civic nature of the plaza, the amenity zone and street trees would conflict with the design and use of the area, and staff recommends approval of the Waiver request.

3) 70% Build-To Line: The Downtown Centennial Plan requires buildings to be located directly at the property line for a minimum of 70% of the building frontage; the structure as proposed does not comply with this requirement along any of the street fronts. As this is intended to be a civic building and provides a public gathering area, approval of the Waiver is recommended.

- **Streetscape Plan**

The landscape plan depicts a 10-foot wide sidewalk and five-foot amenity zone along all street fronts, with the exception for the plaza area as previously noted. The sidewalk treatment shall conform to the Downtown Centennial Plan standards, including the requirement for stamped concrete at each intersection, with the exception of the area occupied by the plaza. The proposed trees for the amenity zones conform to the size and spacing requirements listed by the Centennial Plan; however, the Desert Museum Palo Verde trees are inconsistent with the varieties stipulated by the plan. A condition of approval has been included to require conforming shade trees. The Palo Verde trees may be used in the plaza area as specified, as areas outside of the amenity zone are not subject to Centennial Plan standards. A screen fence is required for parking areas that abut street frontages; no fence is called out along the Lewis Avenue parking lot frontage and will need to be added.

It should be noted that 1st Street is designated as the Arts Trail by the Downtown Centennial Plan. While there is no specific treatment identified for the Arts Trail, the plan requires a minimum 10-foot wide sidewalk, and it is anticipated that a way-finding system will be developed in the future to provide banners along the right-of-way to identify the trail. The Centennial Plan also calls for on-street parking on 1st Street; however, security concerns have been raised relative to the provision of open parking adjacent to government facilities.

- **Elevations**

As noted, the principal materials to be used on the exterior of the building will be concrete with a natural, layered finish; glass curtainwalls with standard glazing and ceramic frit glazing; and metal panels, screens, and mullions. The building tower is separated into an eastern and western massing, each with a distinct curtainwall treatment. The western portion of the tower features projecting vertical and horizontal metal “fins” or mullions, which help to give scale to the structure and provide a minimal degree of shading. The eastern portion of the building will utilize the ceramic frit glazing in a diagonal pattern, with minimal expression of the mullions. Council Chambers, located at the rear of the building, will be surfaced with metal panels.

One area of concern relative to the elevations is the concrete walls used to screen the utility boxes at the northwest corner of the site and the loading area at the northeast corner of the site. While the concrete will be layered as a means to provide additional texture and visual interest, the walls are located immediately adjacent to the pedestrian sidewalk areas, and their height and length will have a negative impact on the pedestrian realm. The same is true along a portion of the western façade of the building, where the ground-floor windows are located high up on the façade and do not contribute to the pedestrian experience.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development and is compatible with uses in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan, and is generally consistent with Title 19 and the Downtown Centennial Plan. Several Waivers have been requested by the applicant for the development, but the requested deviations are generally minor in nature and are appropriate based on the proposed use.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Generous sidewalk areas will be provided to accommodate pedestrian activity on the block and to the building. As only a minimum number of spaces will be provided directly on site, the traffic generated will have minimal impact on surrounding roadways. Most

building users will park in a parking structure that is to be located across Main Street; traffic impacts for that facility will be studied upon submittal of the Site Development Plan Review application for the parking structure.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building and landscape materials are generally appropriate for the area and the City; several modifications will be needed to the landscape and hardscape specifications to conform to City requirements.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The design of the building elevations are generally pleasing and will be compatible with development in the area. The character of the screen walls and limited glazing on the ground floor of the west façade of the building are areas of concern that could be improved upon.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to review for conformance with all code requirements, and appropriate measures will be taken to protect public health and safety.

PLANNING COMMISSION ACTION

The Planning Commission amended conditions 8, 15 and 16 as shown to which the applicant agreed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 57 by City Clerk

APPROVALS 0

PROTESTS 0